

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Mirrormont/Tiger Mountain / 66

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 398

Range of Sale Dates: 1/2004 - 12/2006

### Sales – Improved Valuation Change Summary

	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$158,900	\$326,600	\$485,500	\$548,900	88.4%	14.50%
<b>2007 Value</b>	\$174,300	\$362,400	\$536,700	\$548,900	97.8%	14.28%
<b>Change</b>	+\$15,400	+\$35,800	+\$51,200		+9.4%	-0.22%
<b>% Change</b>	+9.7%	+11.0%	+10.5%		+10.6%	-1.52%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -1.52% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$160,000	\$293,300	\$453,300
<b>2007 Value</b>	\$175,500	\$329,300	\$504,800
<b>Percent Change</b>	+9.7%	+12.3%	+11.4%

Number of one to three unit residences in the Population: 3021

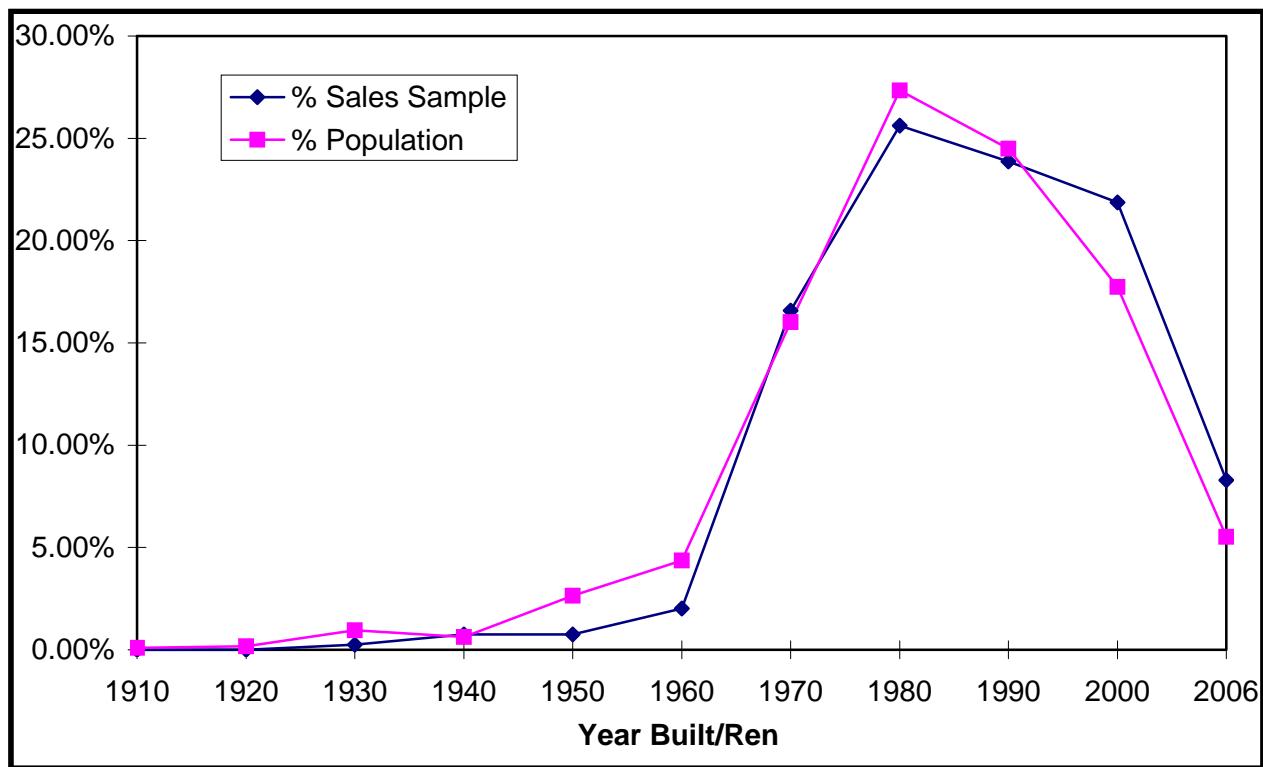
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with homes grade >9 had a higher assessed value ratio (assessed value/sale price) than the rest of the population, therefore received less of an upward adjustment. Homes that were grade 7 were at a lower assessed value ratio than the rest of the population, therefore received a higher upward adjustment. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.25%
1940	3	0.75%
1950	3	0.75%
1960	8	2.01%
1970	66	16.58%
1980	102	25.63%
1990	95	23.87%
2000	87	21.86%
2006	33	8.29%
	398	

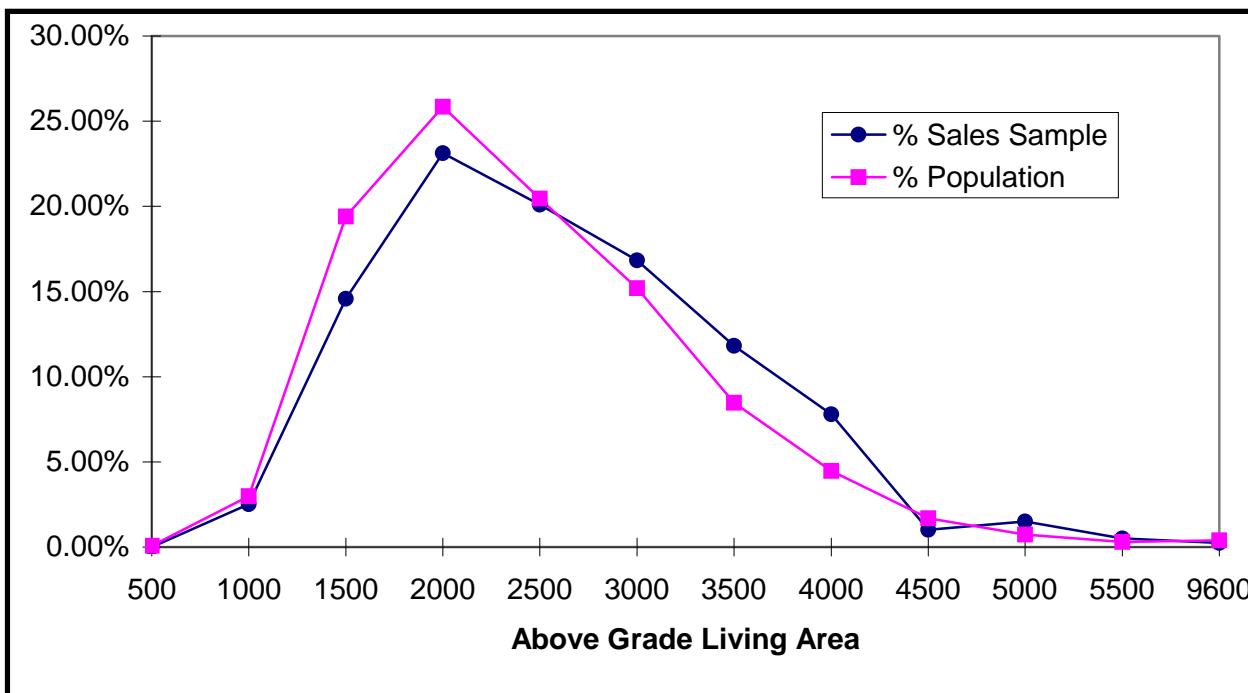
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.10%
1920	5	0.17%
1930	29	0.96%
1940	19	0.63%
1950	80	2.65%
1960	132	4.37%
1970	484	16.02%
1980	826	27.34%
1990	740	24.50%
2000	536	17.74%
2006	167	5.53%
	3021	



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.07%
1000	10	2.51%	1000	90	2.98%
1500	58	14.57%	1500	586	19.40%
2000	92	23.12%	2000	781	25.85%
2500	80	20.10%	2500	618	20.46%
3000	67	16.83%	3000	459	15.19%
3500	47	11.81%	3500	256	8.47%
4000	31	7.79%	4000	135	4.47%
4500	4	1.01%	4500	51	1.69%
5000	6	1.51%	5000	22	0.73%
5500	2	0.50%	5500	9	0.30%
9600	1	0.25%	9600	12	0.40%
	398			3021	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

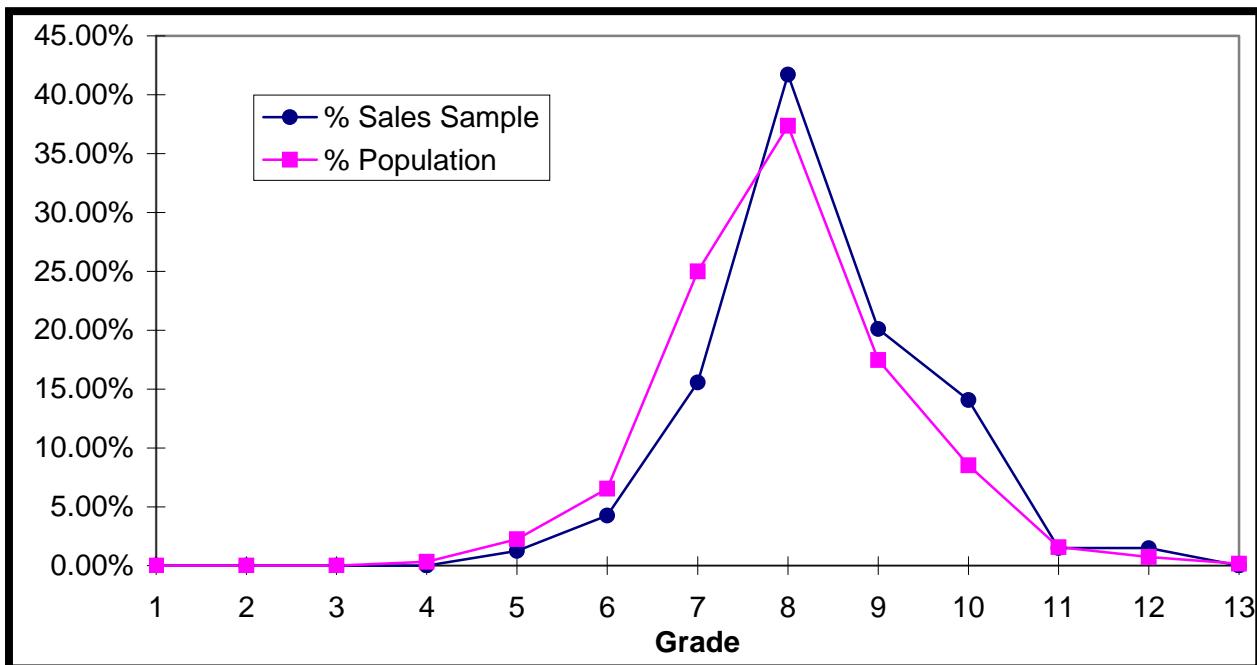
### **Sales Sample Representation of Population - Grade**

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	1.26%
6	17	4.27%
7	62	15.58%
8	166	41.71%
9	80	20.10%
10	56	14.07%
11	6	1.51%
12	6	1.51%
13	0	0.00%
398		

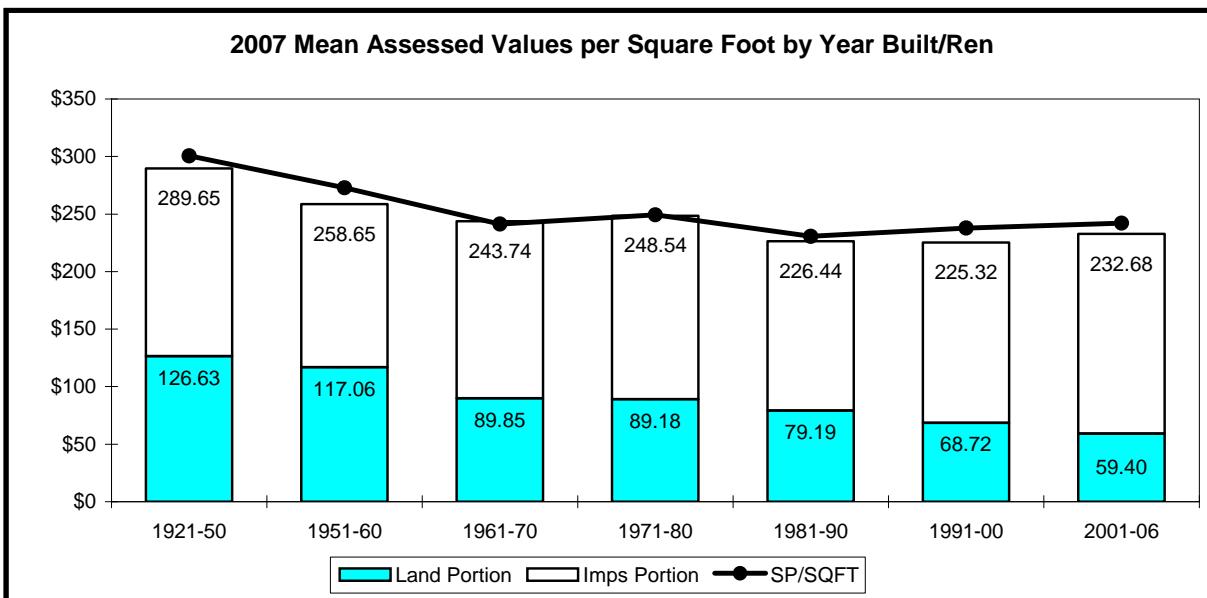
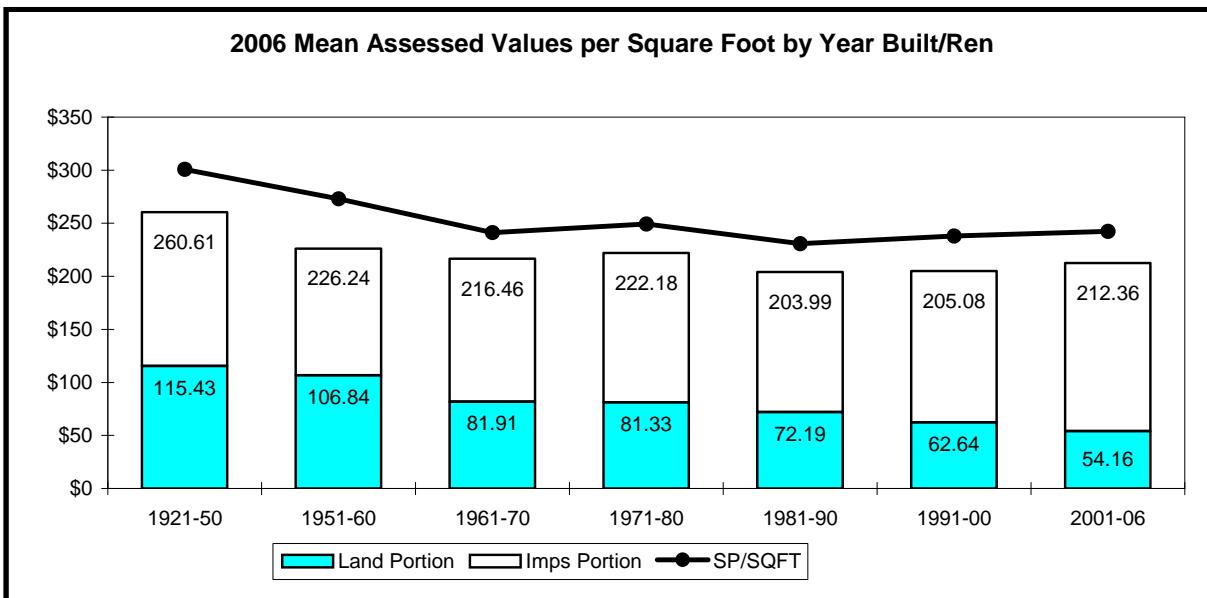
**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.33%
5	68	2.25%
6	198	6.55%
7	755	24.99%
8	1129	37.37%
9	528	17.48%
10	258	8.54%
11	48	1.59%
12	22	0.73%
13	5	0.17%
3021		



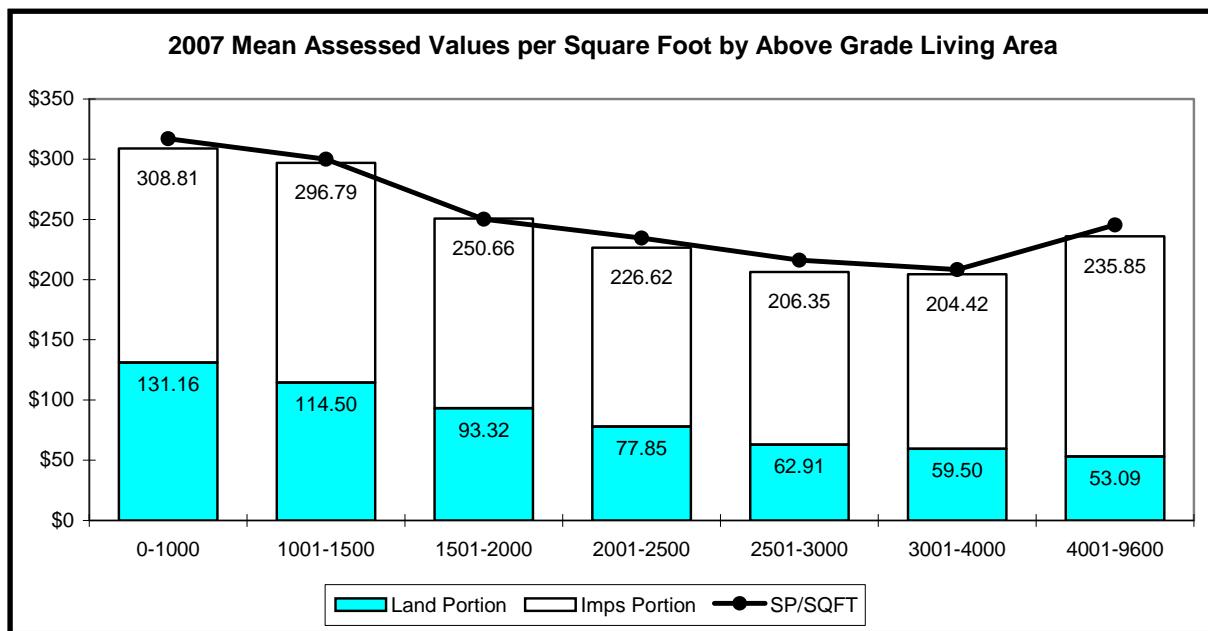
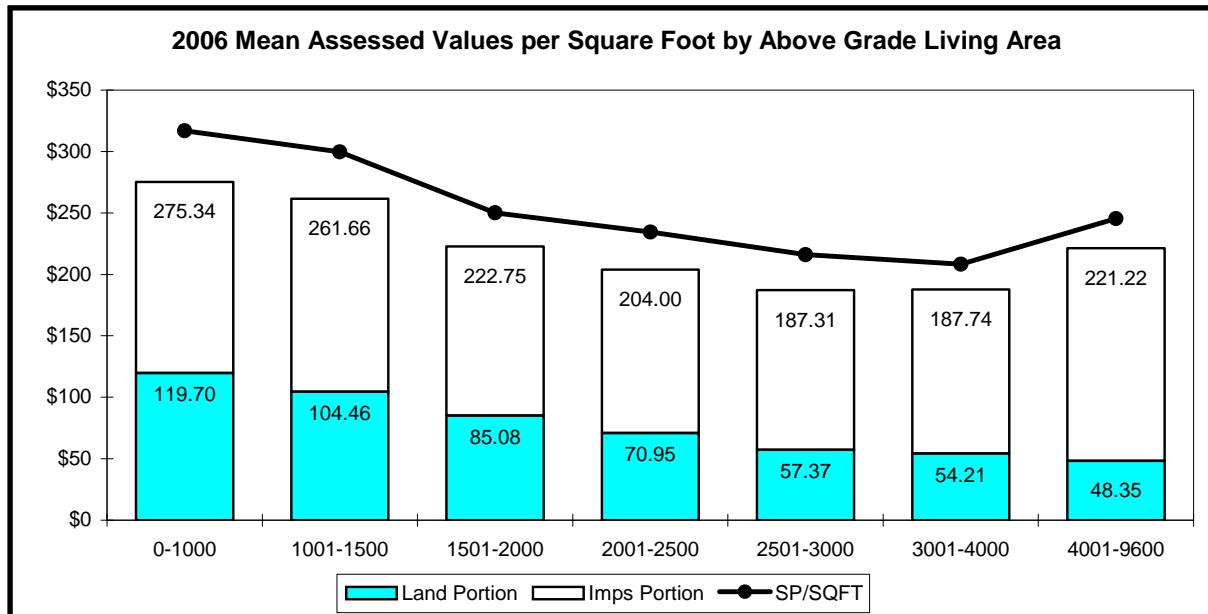
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



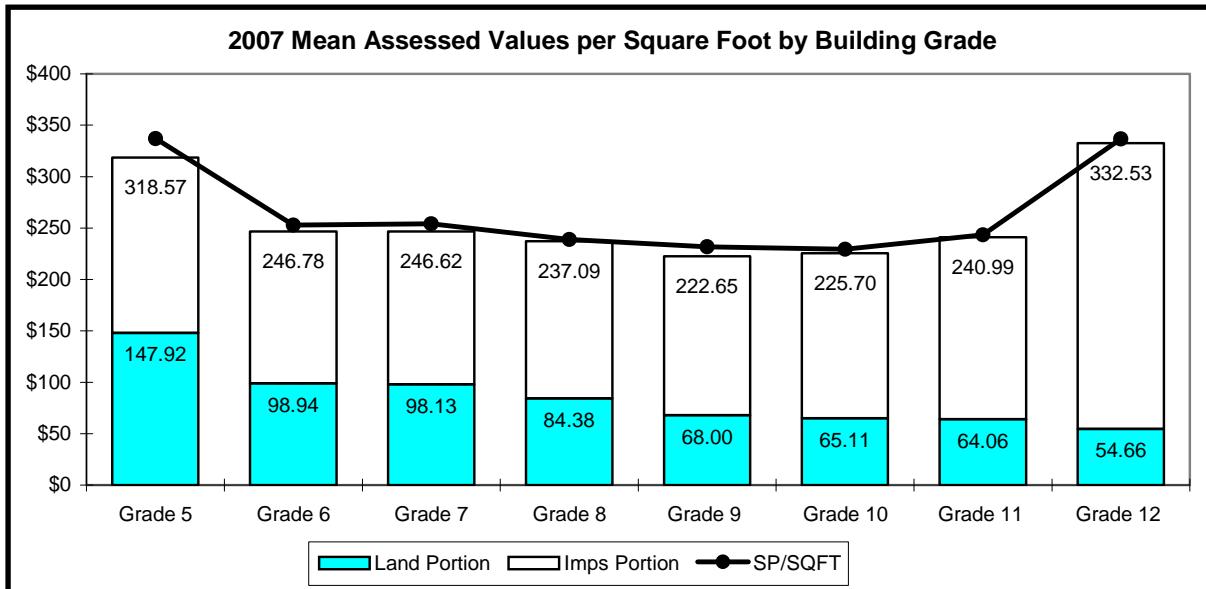
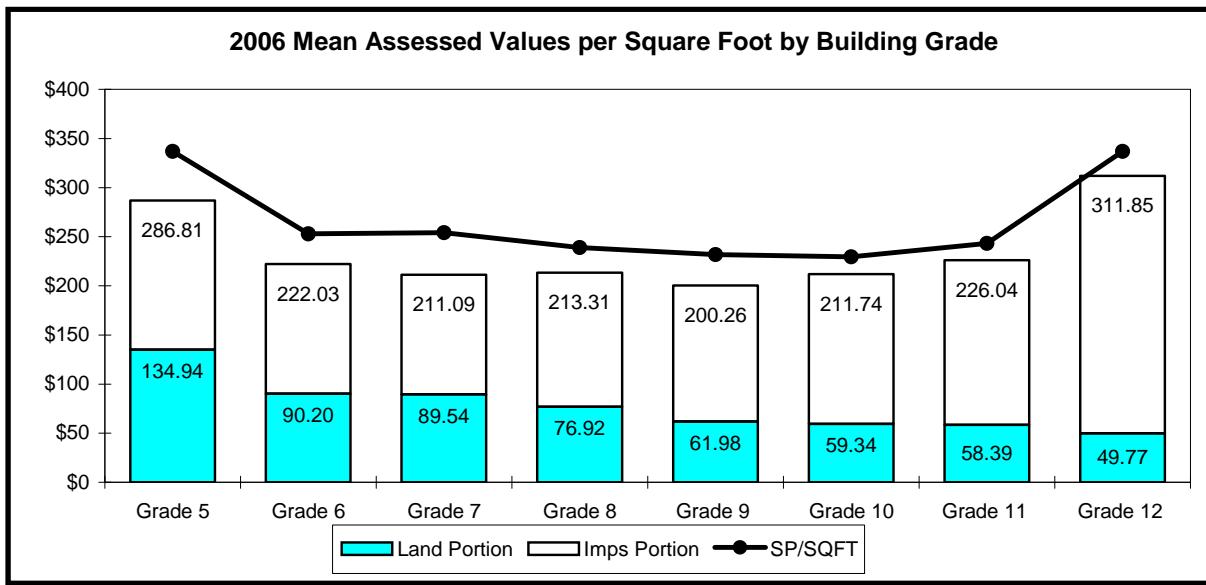
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area***



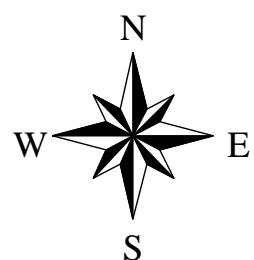
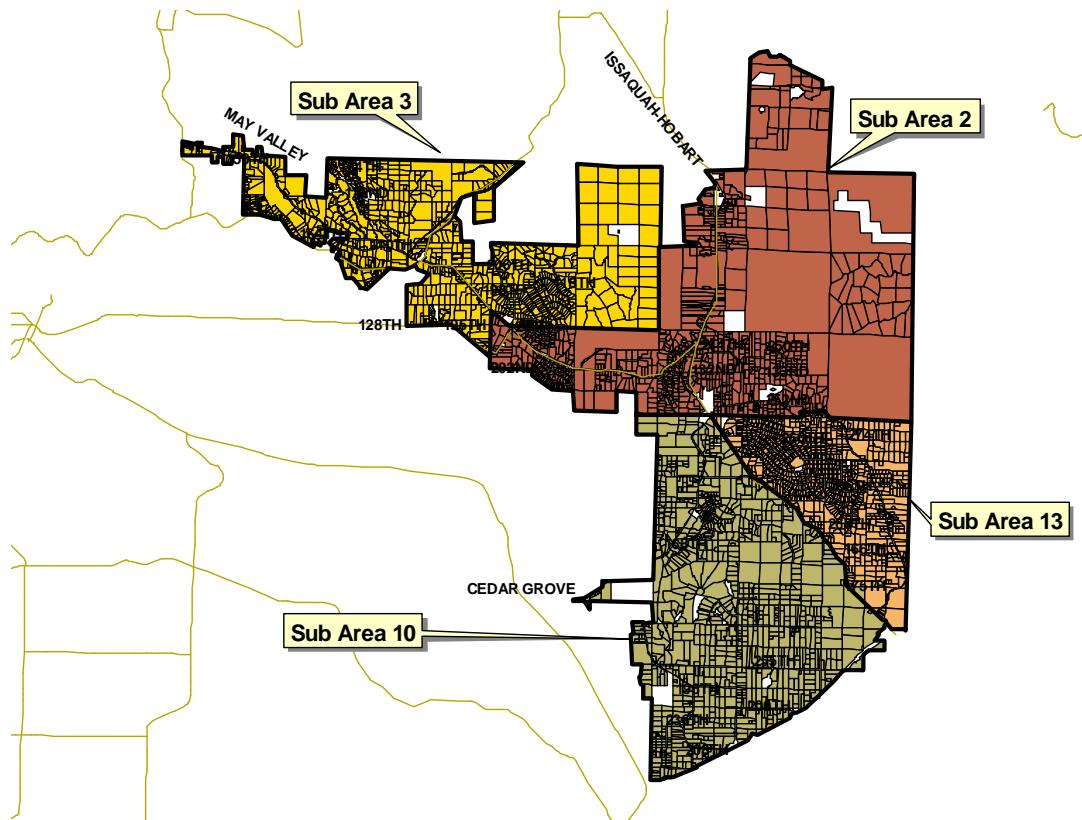
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 66



# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed February 12, 2007 to test the resultant assessment level using later 2006 sales. There were 13 additional usable sales. The weighted mean ratio dropped from .978 to .975 for one to three unit residences. These changes are not significant.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 67 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.7% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.10, with the result rounded down to the next \$1,000.

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 398 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with homes grade >9 had a higher assessed value ratio (assessed value/sale price) than the rest of the population, therefore received less of an upward adjustment. Homes that were grade 7 were at a lower assessed value ratio than the rest of the population, therefore received a higher upward adjustment. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8987589 + 3.868815E-02 * \text{HighGrade}>9 - 4.396071E-02 * \text{IfGrade}=7$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principle improvement.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, apply the land adjustment plus previous improvement value. (2007 Land Value + Previous Improvement).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

Based on 24 mobile home sales, a separate analysis was performed. It was determined that the total value required less of an upward adjustment than the one to three residential improvements in area 66. Mobile Home parcels will be valued using the 2007 New Land plus Previous Improvement Value. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value}.$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 66 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

11.26%

**Grade>9**

**Yes**

% Adjustment

-4.59%

**Grade=7**

**Yes**

% Adjustment

5.72%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 7 would *approximately* receive a 16.98% upward adjustment (11.26% + 5.72%). For the higher grades, grade >9 , an upward adjustment of approximately 6.67% is indicated (11.26%-4.59%)

Generally higher grade parcels were at a higher assessment level than lower grade parcels. Grade 7's had a lower assessment level. This model corrects for these strata differences.

64% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .978

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	5	0.850	0.944	11.1%	0.832	1.055
6	17	0.873	0.970	11.1%	0.910	1.030
7	62	0.835	0.976	16.8%	0.939	1.013
8	166	0.887	0.986	11.2%	0.964	1.009
9	80	0.860	0.956	11.2%	0.922	0.990
10	56	0.927	0.988	6.6%	0.953	1.023
11	6	0.928	0.990	6.6%	0.899	1.081
12	6	0.923	0.985	6.6%	0.842	1.128
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1921-1950	7	0.863	0.959	11.1%	0.811	1.108
1951-1960	8	0.825	0.950	15.1%	0.873	1.027
1961-1970	66	0.899	1.011	12.5%	0.977	1.045
1971-1980	102	0.885	0.988	11.6%	0.959	1.016
1981-1990	95	0.896	0.989	10.3%	0.958	1.019
1991-2000	87	0.872	0.953	9.3%	0.924	0.982
>2000	33	0.882	0.963	9.1%	0.916	1.010
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
average	235	0.880	0.967	9.8%	0.948	0.985
good	131	0.889	0.995	11.9%	0.971	1.019
very good	32	0.912	1.020	11.7%	0.970	1.069
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	186	0.883	0.986	11.7%	0.965	1.007
1.5	24	0.861	0.949	10.3%	0.885	1.013
2	188	0.889	0.975	9.7%	0.955	0.995

## Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .978

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

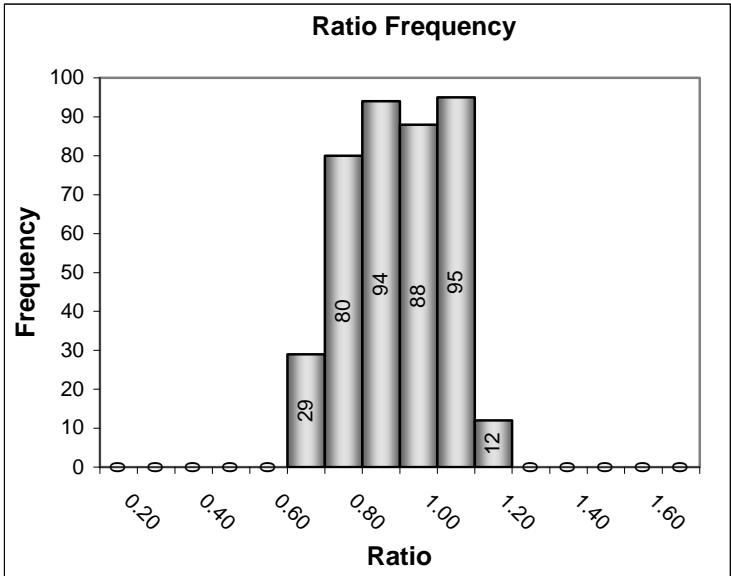
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0-1000	10	0.869	0.975	12.2%	0.892	1.058
1001-1500	58	0.873	0.991	13.4%	0.954	1.027
1501-2000	92	0.889	1.001	12.5%	0.970	1.031
2001-2500	80	0.870	0.966	11.1%	0.934	0.999
2501-3000	67	0.867	0.955	10.2%	0.918	0.992
3001-4000	78	0.905	0.984	8.8%	0.954	1.015
4001-9600	13	0.905	0.965	6.6%	0.896	1.033
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	329	0.886	0.982	10.8%	0.966	0.997
Y	69	0.882	0.964	9.4%	0.930	0.998
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	396	0.885	0.978	10.5%	0.964	0.992
Y	2	0.839	0.933	11.2%	0.338	1.527
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	90	0.917	1.007	9.8%	0.976	1.037
3	93	0.855	0.950	11.1%	0.919	0.981
13	125	0.879	0.975	11.0%	0.950	1.001
10	90	0.889	0.980	10.2%	0.954	1.006
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
08001-20000	12	0.890	1.015	14.1%	0.927	1.103
20001-30000	24	0.914	1.013	10.8%	0.963	1.063
30001-43559	117	0.892	0.986	10.5%	0.958	1.014
1AC-3AC	169	0.880	0.973	10.6%	0.951	0.995
3.01AC-5AC	51	0.866	0.955	10.3%	0.919	0.990
5.1AC-10AC	24	0.899	0.985	9.7%	0.927	1.044
>10AC	1	0.877	0.976	11.2%	NA	NA

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 12/13/2006	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>Mirrormont 66</b>	<b>Appr ID:</b> <b>SFRA</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 398			
<b>Mean Assessed Value</b>	485,500		
<b>Mean Sales Price</b>	548,900		
<b>Standard Deviation AV</b>	186,295		
<b>Standard Deviation SP</b>	214,204		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.899		
<b>Median Ratio</b>	0.898		
<b>Weighted Mean Ratio</b>	0.884		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.634		
<b>Highest ratio:</b>	1.177		
<b>Coefficient of Dispersion</b>	12.44%		
<b>Standard Deviation</b>	0.130		
<b>Coefficient of Variation</b>	14.50%		
<b>Price Related Differential (PRD)</b>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.881		
Upper limit	0.929		
<b>95% Confidence: Mean</b>			
Lower limit	0.886		
Upper limit	0.911		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3021		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.130		
<b>Recommended minimum:</b>	27		
<b>Actual sample size:</b>	398		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	202		
# ratios above mean:	196		
<b>Z:</b>	0.301		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



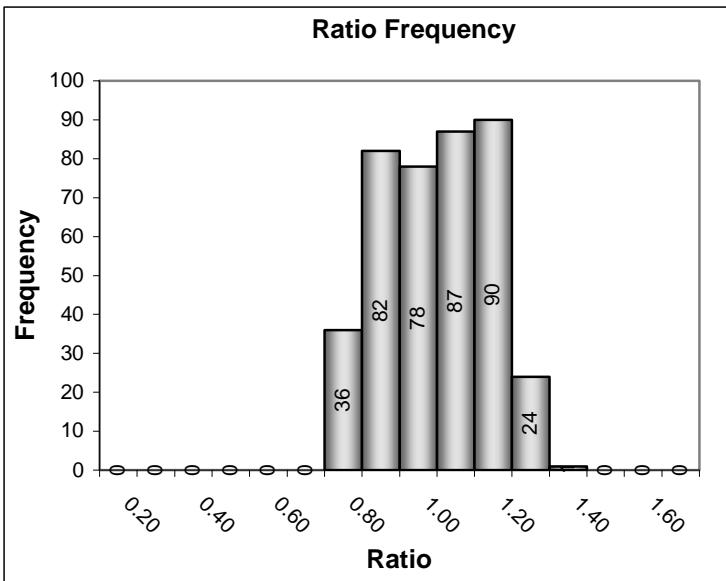
### COMMENTS:

1 to 3 Unit Residences throughout area 66

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 3/7/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>Mirrormont 66</b>	<b>Appr ID:</b> <b>SFRA</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	398		
<b>Mean Assessed Value</b>	536,700		
<b>Mean Sales Price</b>	548,900		
<b>Standard Deviation AV</b>	193,504		
<b>Standard Deviation SP</b>	214,204		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.005		
<b>Weighted Mean Ratio</b>	0.978		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.705		
<b>Highest ratio:</b>	1.313		
<b>Coefficient of Dispersion</b>	12.20%		
<b>Standard Deviation</b>	0.143		
<b>Coefficient of Variation</b>	14.28%		
<b>Price Related Differential (PRD)</b>	1.022		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.981		
Upper limit	1.043		
<b>95% Confidence: Mean</b>			
Lower limit	0.985		
Upper limit	1.013		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3021		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.143		
<b>Recommended minimum:</b>	33		
<b>Actual sample size:</b>	398		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	194		
# ratios above mean:	204		
<b>Z:</b>	0.501		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

1 to 3 Unit Residences throughout area 66

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	102306	9037	7/25/05	\$355,000	1510	0	6	1990	3	38252	N	N	12720 ISSAQAH-HOBART RD SE
002	152306	9196	5/18/04	\$294,500	1130	240	7	1986	3	20800	N	N	24241 SE 132ND WAY
002	152306	9197	5/6/05	\$380,000	1130	520	7	1986	3	14054	N	N	13256 242ND PL SE
002	152306	9002	2/22/06	\$425,000	1180	0	7	1955	5	172852	N	N	23918 SE 132ND WAY
002	102306	9043	10/18/04	\$275,000	1340	0	7	1974	4	35422	N	N	12328 ISSAQAH-HOBART RD SE
002	172306	9033	5/2/05	\$420,000	1350	440	7	1980	4	61593	Y	N	20004 SE MAY VALLEY RD
002	152306	9113	6/13/05	\$385,000	1470	0	7	1968	4	70567	N	N	14015 240TH AVE SE
002	142306	9053	2/15/06	\$400,000	1640	950	7	1962	4	33089	N	N	13110 244TH AVE SE
002	152306	9073	9/22/05	\$458,000	1700	0	7	1959	4	76665	N	N	13116 231ST AVE SE
002	152306	9054	3/22/04	\$320,000	1740	0	7	1986	3	81457	N	N	13251 242ND PL SE
002	032306	9142	7/10/06	\$395,000	1980	620	7	1972	4	25200	N	N	23606 SE 111TH ST
002	152306	9150	7/8/04	\$319,000	2000	0	7	1968	4	11153	N	N	14126 240TH AVE SE
002	032306	9115	4/6/05	\$441,900	2090	0	7	1969	4	80150	N	N	24008 SE 111TH ST
002	032306	9140	4/12/04	\$350,000	2180	0	7	1963	5	81892	N	N	24044 SE 111TH ST
002	142306	9126	6/24/04	\$375,000	1140	370	8	1971	4	75794	N	N	13430 251ST AVE SE
002	152306	9058	4/19/05	\$391,000	1200	1200	8	2004	3	25484	N	N	13205 ISSAQAH-HOBART RD SE
002	144500	0015	9/12/05	\$465,000	1230	1110	8	1966	4	72309	N	N	13737 240TH AVE SE
002	152306	9128	1/10/05	\$410,500	1510	1400	8	1966	5	85377	N	N	13620 233RD WAY SE
002	172306	9067	7/16/04	\$315,000	1540	970	8	1984	3	83777	N	N	13422 196TH AVE SE
002	813750	0450	4/29/05	\$418,000	1730	0	8	1988	3	52707	Y	N	20835 SE 138TH PL
002	144500	0020	3/20/06	\$450,000	1760	1380	8	1970	4	93218	N	N	23841 SE 137TH ST
002	813750	0040	6/15/04	\$375,000	1780	0	8	1989	3	36938	N	N	13425 207TH CT SE
002	152306	9103	4/2/04	\$384,000	1830	0	8	1963	5	46609	N	N	14011 241ST PL SE
002	144500	0040	7/13/06	\$560,000	1860	840	8	1965	4	125452	N	N	23801 SE 137TH ST
002	142306	9160	7/8/04	\$489,000	1890	0	8	1979	4	125017	N	N	14226 250TH PL SE
002	813750	0340	7/13/04	\$415,000	1950	0	8	1989	3	26057	Y	N	13608 205TH CT SE
002	152306	9133	11/17/06	\$619,000	1950	0	8	1983	4	150918	Y	N	13023 229TH AVE SE
002	152306	9043	9/13/04	\$425,000	1970	0	8	1983	5	57063	N	N	24007 SE 127TH ST
002	142306	9041	9/1/06	\$527,500	1990	1390	8	1986	3	54885	N	N	13310 252ND AVE SE
002	142306	9075	6/17/04	\$670,000	2030	1360	8	1969	5	102366	Y	N	13124 255TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	813750	0480	5/24/04	\$420,000	2160	0	8	1988	3	71438	Y	N	20921 SE 138TH PL
002	152306	9223	11/3/04	\$407,000	2160	0	8	1989	3	168141	N	N	23737 SE 132ND WAY
002	813750	0480	4/13/05	\$494,000	2160	0	8	1988	3	71438	Y	N	20921 SE 138TH PL
002	509030	0030	12/20/04	\$439,000	2240	0	8	1978	4	23086	N	N	13102 233RD AVE SE
002	813750	0580	3/10/06	\$650,000	2370	0	8	1990	3	57499	N	N	21135 SE 137TH PL
002	813750	0560	11/17/06	\$634,950	2380	0	8	1988	3	25599	Y	N	13837 212TH AVE SE
002	813750	0530	6/24/04	\$457,000	2440	0	8	1989	3	40099	Y	N	21033 SE 138TH PL
002	813750	0430	4/27/06	\$590,000	2440	0	8	1989	3	44866	Y	N	20815 SE 138TH PL
002	152306	9201	6/9/04	\$490,000	2510	640	8	1990	3	60548	N	N	14002 241ST PL SE
002	813750	0780	8/8/05	\$500,000	2540	0	8	1987	3	28001	N	N	13418 209TH AVE SE
002	813750	0880	2/2/04	\$466,000	2560	0	8	1987	4	35005	N	N	21105 SE 135TH ST
002	813750	0820	11/19/04	\$460,000	2560	0	8	1986	4	36045	N	N	21000 SE 135TH ST
002	142306	9154	5/5/05	\$550,000	2560	960	8	2000	3	162914	N	N	25145 SE TIGER MOUNTAIN RD
002	261680	0400	7/13/06	\$616,000	2570	0	8	1989	3	33926	N	N	13607 229TH DR SE
002	813750	0800	5/20/04	\$425,000	2590	0	8	1986	3	35000	N	N	13428 209TH AVE SE
002	813750	0680	11/18/05	\$607,000	2720	0	8	1987	3	35000	N	N	13506 209TH AVE SE
002	142306	9153	10/12/05	\$495,000	2760	0	8	1977	4	136342	N	N	12900 246TH AVE SE
002	142306	9200	4/8/05	\$476,000	2780	0	8	1992	3	44866	N	N	13306 249TH AVE SE
002	162306	9051	11/1/04	\$420,000	2790	0	8	1997	3	45302	N	N	13515 218TH AVE SE
002	813750	0060	6/11/04	\$400,000	3020	0	8	1988	3	40803	N	N	20622 SE 135TH ST
002	813750	0370	12/30/04	\$551,000	3520	0	8	1989	4	42557	Y	N	20535 SE 136TH ST
002	152306	9228	8/20/04	\$396,000	1920	0	9	1989	3	78408	N	N	24329 SE 127TH ST
002	152306	9097	8/25/06	\$650,000	1930	0	9	1979	4	80586	N	N	23727 SE 132ND WAY
002	142306	9171	6/22/04	\$515,000	2230	530	9	1994	3	41860	N	N	25115 SE 133RD WAY
002	142306	9010	6/19/06	\$600,000	2260	610	9	1998	3	55756	N	N	13424 246TH AVE SE
002	032306	9057	5/11/06	\$675,000	2330	0	9	1995	3	91967	N	N	10921 ISSAQAH-HOBART RD SE
002	172306	9102	10/7/04	\$497,500	2340	0	9	1987	3	221695	N	N	13340 202ND AVE SE
002	813750	0150	8/23/04	\$462,500	2380	0	9	1987	3	35001	N	N	20637 SE 135TH ST
002	142306	9027	8/19/04	\$575,000	2400	0	9	1980	4	202989	N	N	13917 252ND PL SE
002	142306	9002	4/26/05	\$1,050,000	2400	2460	9	2000	3	114127	Y	N	13216 255TH AVE SE
002	261680	0080	3/28/05	\$516,500	2750	0	9	1985	4	44451	N	N	23207 SE 135TH CT

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**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	261680	0170	9/23/04	\$475,000	2840	0	9	1985	3	51372	N	N	14029 232ND AVE SE
002	813750	0200	5/12/04	\$534,950	3320	0	9	1990	3	40594	Y	N	20526 SE 136TH ST
002	788002	0040	5/28/04	\$547,900	2260	730	10	1987	3	35416	N	N	12912 205TH CT SE
002	788000	0030	9/12/05	\$659,000	2270	840	10	1987	3	35031	N	N	12922 206TH CT SE
002	152306	9034	7/14/05	\$550,000	2340	1930	10	1972	4	76230	N	N	13906 241ST PL SE
002	142306	9207	12/16/04	\$625,000	2350	0	10	1999	3	90169	N	N	13350 244TH LN SE
002	788000	0010	11/8/04	\$486,500	2500	0	10	1986	3	37232	N	N	13016 207TH AVE SE
002	032306	9049	4/14/05	\$640,000	2560	0	10	1991	3	107157	N	N	10603 ISSAQAH-HOBART RD SE
002	261680	0300	1/12/04	\$515,000	2650	1490	10	1987	3	95078	N	N	14212 228TH AVE SE
002	788000	0090	10/27/06	\$709,000	2650	0	10	1986	3	35622	N	N	13015 207TH AVE SE
002	788000	0070	5/6/05	\$510,000	2680	0	10	1986	3	28310	N	N	12931 206TH CT SE
002	261680	0310	9/6/05	\$715,000	2740	0	10	1987	3	77829	N	N	22816 SE 141ST CT
002	788001	0250	5/23/06	\$700,000	2810	0	10	1987	4	33142	N	N	20702 SE 132ND ST
002	788001	0010	2/28/05	\$599,500	2840	760	10	1989	3	91325	N	N	20305 SE 130TH ST
002	261680	0320	5/8/06	\$720,000	3000	0	10	1986	3	32204	N	N	22829 SE 141ST CT
002	261680	0340	6/2/06	\$749,500	3020	0	10	1989	3	42610	N	N	14014 228TH AVE SE
002	261680	0580	9/28/05	\$685,000	3120	0	10	1983	4	46443	N	N	13633 231ST PL SE
002	788001	0240	10/18/05	\$749,000	3300	570	10	1987	3	29176	N	N	13120 207TH AVE SE
002	261680	0260	4/13/05	\$560,000	3350	0	10	1991	3	82823	N	N	14207 229TH DR SE
002	261680	0240	2/10/04	\$560,000	3390	0	10	1987	3	102805	N	N	14243 229TH DR SE
002	788001	0230	3/15/04	\$540,000	3500	0	10	1987	3	28485	N	N	13108 207TH AVE SE
002	142306	9144	10/11/04	\$700,000	3690	0	10	1988	3	233481	N	N	25615 SE 138TH ST
002	032306	9151	10/12/04	\$1,025,000	3870	0	10	1971	4	245678	Y	N	23515 SE 111TH ST
002	172306	9121	8/28/06	\$1,095,000	4590	0	10	2005	3	111949	N	N	20828 SE 132ND ST
002	162306	9079	1/4/05	\$1,025,000	4730	0	10	1989	3	260488	N	N	13766 223RD AVE SE
002	261680	0540	8/9/05	\$975,000	3910	0	11	1991	3	90820	N	N	13757 231ST PL SE
002	509030	0057	6/22/04	\$1,200,000	3760	1910	12	2000	3	75833	N	N	23415 SE 128TH PL
002	152306	9211	8/23/06	\$1,650,000	4750	0	12	2004	3	219978	N	N	14140 233RD PL SE
002	509030	0046	6/6/05	\$1,300,000	5020	0	12	2000	3	69344	N	N	23450 SE MAY VALLEY RD
003	072306	9066	3/25/05	\$205,000	680	0	5	1953	5	12350	N	N	18423 SE MAY VALLEY RD
003	072306	9066	11/18/05	\$219,000	680	0	5	1953	5	12350	N	N	18423 SE MAY VALLEY RD

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**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	522930	0043	7/26/05	\$270,000	940	0	5	1935	5	16910	N	N	16633 SE 112TH ST
003	522930	0231	10/26/06	\$354,000	980	0	5	1943	5	45594	N	N	16815 SE RENTON-ISSAQAH RD
003	072306	9112	2/9/05	\$235,000	860	0	6	1969	4	14400	N	N	19413 SE MAY VALLEY RD
003	182306	9230	12/15/05	\$344,950	950	1410	6	1945	5	21850	N	N	13310 196TH AVE SE
003	072306	9113	7/13/05	\$310,500	1030	600	6	1975	3	14400	N	N	19403 SE MAY VALLEY RD
003	522930	0027	12/14/05	\$253,000	1190	0	6	1989	3	27215	N	N	16823 SE RENTON-ISSAQAH RD
003	523100	0050	2/9/06	\$302,050	1310	0	6	1963	5	9100	N	N	16130 SE 113TH PL
003	072306	9146	2/24/06	\$320,000	1500	0	6	1993	3	145054	N	N	19523 SE MAY VALLEY RD
003	182306	9263	5/6/05	\$445,000	1500	0	6	1993	3	61035	N	N	19128 SE 128TH ST
003	811400	0030	7/27/04	\$185,000	960	0	7	1968	3	10500	N	N	10718 150TH AVE SE
003	522930	0172	5/26/05	\$255,000	1110	0	7	1960	4	33000	N	N	17216 SE RENTON-ISSAQAH RD
003	072306	9076	5/21/04	\$302,450	1150	580	7	1978	4	25155	N	N	19134 SE MAY VALLEY RD
003	022305	9075	9/28/05	\$565,000	1340	380	7	1988	3	385506	N	N	10008 148TH AVE SE
003	522990	0199	9/28/04	\$370,000	1440	0	7	1996	3	55756	N	N	15332 SE RENTON-ISSAQAH RD
003	522990	0199	11/13/06	\$412,500	1440	0	7	1996	3	55756	N	N	15332 SE RENTON-ISSAQAH RD
003	811400	0070	8/21/06	\$374,950	1460	0	7	1965	4	29285	N	N	10711 150TH AVE SE
003	811400	0040	5/23/05	\$294,000	1480	0	7	1969	4	11200	N	N	10724 150TH AVE SE
003	022305	9048	4/25/06	\$329,000	1560	0	7	1957	4	20493	N	N	10704 148TH AVE SE
003	072306	9127	3/16/04	\$339,450	1700	0	7	1972	4	40523	N	N	11801 188TH AVE SE
003	522930	0175	12/7/04	\$334,950	1760	0	7	1958	4	125017	N	N	17402 SE RENTON-ISSAQAH RD
003	522930	0080	7/9/04	\$265,000	1800	0	7	1969	3	18659	N	N	17220 SE MAY VALLEY RD
003	338830	0180	11/22/05	\$415,000	1890	0	7	1961	3	52500	N	N	12523 200TH AVE SE
003	063810	0011	1/16/04	\$248,000	1950	0	7	1961	4	47916	N	N	11226 162ND AVE SE
003	338830	0130	11/25/05	\$460,000	2150	550	7	1961	3	34168	N	N	19914 SE 125TH ST
003	328680	0470	10/12/04	\$350,000	2320	0	7	1969	3	59959	N	N	12017 210TH PL SE
003	338830	0530	5/19/05	\$453,050	2500	0	7	1978	3	66646	N	N	12520 206TH PL SE
003	328680	0320	8/19/05	\$401,000	1400	0	8	1977	3	55756	N	N	20634 SE 119TH ST
003	328680	0240	4/1/05	\$400,000	1620	0	8	1968	4	52707	N	N	12002 210TH PL SE
003	328680	0210	3/22/05	\$402,500	1640	970	8	1977	4	48351	N	N	12032 210TH PL SE
003	338830	0710	9/8/04	\$446,200	1650	1000	8	1974	3	112820	Y	N	12021 206TH PL SE
003	328680	0060	7/13/04	\$386,000	1660	570	8	1978	4	67953	N	N	12325 210TH PL SE

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003	338830	0870	12/3/04	\$402,500	1720	1720	8	1976	4	36220	Y	N	12509 206TH PL SE
003	338830	0720	8/31/04	\$515,000	1820	1250	8	1968	4	71002	Y	N	12035 206TH PL SE
003	328680	0550	4/29/05	\$461,000	1900	1400	8	1967	3	37151	N	N	20838 SE 123RD ST
003	012305	9074	10/27/05	\$610,000	1940	0	8	1980	4	217800	N	N	9727 178TH AVE SE
003	338830	0350	10/19/04	\$371,000	1960	0	8	1962	3	44431	N	N	20045 SE 127TH ST
003	328680	0360	3/30/04	\$436,000	2050	1010	8	1968	4	48351	N	N	12034 206TH PL SE
003	328680	0390	3/7/05	\$420,550	2070	0	8	1980	4	50094	N	N	20619 SE 119TH ST
003	072306	9167	4/6/04	\$469,900	2140	0	8	1987	3	213879	N	N	11300 186TH AVE SE
003	072306	9133	5/6/04	\$449,500	2150	0	8	1989	3	217800	N	N	11402 190TH AVE SE
003	328680	0370	9/18/06	\$690,000	2170	1600	8	1970	4	40341	N	N	20609 SE 119TH ST
003	082306	9085	5/22/06	\$629,000	2270	830	8	1997	3	51400	N	N	11750 198TH AVE SE
003	328680	0300	5/26/04	\$432,500	2280	810	8	1978	4	49658	N	N	20716 SE 119TH ST
003	072306	9108	11/9/04	\$453,000	2420	0	8	1969	5	223027	N	N	12008 188TH AVE SE
003	082306	9076	11/9/04	\$440,000	2550	730	8	1993	3	53473	Y	N	20316 SE 119TH CT
003	338830	1140	8/4/05	\$575,000	2560	0	8	1968	4	54450	N	N	12027 200TH AVE SE
003	338830	0110	4/12/04	\$442,500	2570	1950	8	1966	3	55756	N	N	12309 200TH AVE SE
003	338830	0560	8/23/05	\$598,000	2570	0	8	1978	4	45738	N	N	12330 206TH PL SE
003	342405	9048	12/27/04	\$530,000	2606	0	8	1980	4	79279	N	N	14127 SE MAY VALLEY RD
003	072306	9159	3/1/04	\$565,000	2640	0	8	1987	3	282268	N	N	11301 186TH AVE SE
003	082306	9074	6/14/06	\$600,000	2660	0	8	1988	3	65340	N	N	21010 SE 118TH ST
003	012305	9081	5/25/04	\$635,000	2680	1570	8	1985	4	217800	N	N	9804 178TH AVE SE
003	522930	0081	5/24/06	\$843,000	2740	1800	8	2005	3	155700	N	N	17330 SE MAY VALLEY RD
003	338830	0330	9/13/05	\$570,000	3260	0	8	1974	3	81457	N	N	20025 SE 127TH ST
003	328680	0040	10/11/05	\$463,500	3820	1450	8	1971	3	85377	N	N	20853 SE 123RD ST
003	328680	0040	12/15/05	\$581,000	3820	1450	8	1971	3	85377	N	N	20853 SE 123RD ST
003	012305	9051	6/9/05	\$700,000	2270	1480	9	1983	4	217800	Y	N	18013 SE 102ND ST
003	338830	1130	3/15/06	\$635,000	2410	1160	9	1980	3	67953	N	N	12028 200TH AVE SE
003	328680	0020	11/27/06	\$779,000	2460	1210	9	1979	3	61102	N	N	20829 SE 123RD ST
003	430970	0170	5/22/06	\$945,000	2530	1290	9	1999	3	31951	N	N	17271 SE LICORICE WAY
003	338830	1170	9/12/05	\$695,000	2540	600	9	1982	3	39514	N	N	19868 SE 123RD ST
003	072306	9089	12/29/04	\$440,000	2550	0	9	2001	3	56628	N	N	19511 SE MAY VALLEY RD

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	430970	0290	5/12/04	\$549,950	2690	0	9	1999	3	32408	N	N	10353 172ND AVE SE
003	430971	0340	4/1/05	\$689,000	2890	0	9	2000	3	81021	N	N	17145 SE LICORICE WAY
003	430972	0060	3/25/04	\$620,000	2900	1280	9	2001	3	39048	N	N	9949 171ST AVE SE
003	430972	0100	6/28/04	\$549,000	2920	0	9	1999	3	26061	N	N	9927 171ST AVE SE
003	430972	0150	5/19/04	\$629,950	2970	860	9	2001	3	23851	N	N	9910 171ST AVE SE
003	430970	0090	9/23/05	\$674,000	2990	0	9	2000	3	20921	Y	N	17217 SE LICORICE WAY
003	328680	0590	9/13/06	\$779,000	3080	0	9	1976	4	98113	N	N	20640 SE 123RD ST
003	012305	9126	10/31/06	\$600,000	3140	0	9	1994	3	66211	N	N	10033 174TH AVE SE
003	430971	0170	6/22/06	\$785,000	3150	0	9	2001	3	74052	Y	N	17185 SE 100TH ST
003	540480	0080	11/28/06	\$700,000	3160	0	9	2001	3	34514	N	N	12725 185TH WAY SE
003	430970	0310	9/24/04	\$589,500	3190	0	9	2000	3	22822	Y	N	10365 172ND AVE SE
003	012305	9101	7/12/04	\$652,000	3210	0	9	1987	3	207080	Y	N	10701 169TH AVE SE
003	430971	0330	11/3/04	\$635,000	3320	0	9	1999	3	24574	Y	N	17176 SE 100TH ST
003	540480	0060	8/19/05	\$555,000	3386	0	9	1999	3	29924	Y	N	12741 185TH WAY SE
003	012305	9110	6/23/04	\$650,000	3390	0	9	1990	3	82764	Y	N	10333 169TH AVE SE
003	540480	0030	4/30/04	\$529,500	3410	0	9	2002	3	32447	N	N	12759 185TH WAY SE
003	430971	0100	10/20/05	\$804,000	3440	500	9	2000	3	27591	Y	N	17159 SE 100TH ST
003	430971	0050	11/28/06	\$1,139,000	3590	1180	9	1999	3	36742	Y	N	17133 SE 100TH ST
003	012305	9047	6/17/05	\$690,000	3640	0	9	1992	3	145490	Y	N	17535 SE 108TH ST
003	430972	0040	6/7/06	\$950,000	3680	1680	9	2002	3	52707	N	N	16908 SE LICORICE WAY
003	430971	0120	5/11/06	\$915,000	3910	0	9	1999	3	29533	Y	N	17165 SE 100TH ST
003	082306	9090	12/22/05	\$925,000	2140	1230	10	1997	3	151588	Y	N	11705 206TH PL SE
003	338830	0070	7/19/06	\$733,000	3070	0	10	1978	4	94960	N	N	19813 SE 123RD ST
003	012305	9115	10/17/06	\$835,000	3160	0	10	1987	3	210700	N	N	10428 169TH AVE SE
003	430970	0130	2/15/05	\$753,000	3190	1530	10	1998	3	32467	Y	N	10516 172ND CT SE
003	082306	9062	2/11/04	\$730,000	3450	0	10	1998	3	45738	Y	N	11734 198TH AVE SE
003	430971	0300	5/20/05	\$840,000	3790	1160	10	2003	3	28388	Y	N	17164 SE 100TH ST
003	012305	9037	7/20/05	\$742,450	4000	0	10	1990	3	276170	Y	N	17620 SE 106TH ST
003	082306	9087	9/29/05	\$2,000,000	4340	0	12	1995	3	217800	Y	N	11529 206TH PL SE
010	222306	9149	6/20/05	\$355,100	860	0	5	1940	3	257004	Y	N	15130 238TH AVE SE
010	342306	9021	5/26/04	\$289,950	970	0	6	1992	3	50094	Y	N	18441 231ST AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	032206	9120	8/18/06	\$360,000	1140	1030	6	1967	4	150282	N	N	20015 236TH AVE SE
010	022206	9100	9/3/04	\$276,990	1300	0	6	1931	5	165973	N	N	25722 SE 200TH ST
010	352306	9131	8/12/05	\$426,000	2451	0	6	1996	3	163350	N	N	19104 255TH AVE SE
010	272306	9050	3/18/04	\$349,950	1070	0	7	1972	4	218671	N	N	24300 SE 162ND ST
010	102206	9136	1/5/06	\$414,950	1150	1150	7	1984	4	50094	N	N	21053 231ST AVE SE
010	232306	9109	5/18/06	\$529,000	1240	0	7	2003	3	232610	N	N	24409 SE 156TH ST
010	262306	9059	4/20/05	\$330,000	1440	0	7	1969	5	44866	N	N	16004 252ND AVE SE
010	102206	9130	10/17/05	\$230,000	1470	0	7	1970	3	19500	Y	N	20821 229TH AVE SE
010	022206	9035	5/27/05	\$388,500	1520	400	7	1989	3	207781	N	N	19240 244TH AVE SE
010	032206	9122	6/1/06	\$544,950	1530	1470	7	1994	3	149846	N	N	20224 235TH AVE SE
010	032206	9110	1/12/05	\$456,843	1590	920	7	1973	4	217800	N	N	23805 SE 202ND ST
010	352306	9107	5/18/05	\$390,000	1680	0	7	1978	4	129808	N	N	25227 SE 184TH ST
010	102206	9085	6/2/06	\$458,000	1720	0	7	1978	4	140698	N	N	23220 SE 212TH ST
010	272306	9023	10/18/06	\$390,000	1730	0	7	1981	3	36376	N	N	16615 CEDAR GROVE RD SE
010	222306	9118	9/21/06	\$497,888	1800	0	7	1994	3	56192	N	N	15418 231ST AVE SE
010	022206	9048	7/12/06	\$494,000	1830	0	7	1962	4	307969	N	N	25041 SE 192ND ST
010	352306	9029	4/24/04	\$315,000	1840	0	7	1987	3	87120	N	N	18922 255TH AVE SE
010	032206	9100	7/27/04	\$374,950	1870	0	7	1998	3	110642	N	N	24022 SE 203RD ST
010	272306	9079	12/23/04	\$439,000	2080	0	7	1981	4	220413	N	N	24011 SE 170TH ST
010	352306	9132	3/21/06	\$417,000	2120	0	7	1978	4	91476	N	N	19002 255TH AVE SE
010	261730	0540	6/9/05	\$430,000	2200	770	7	1976	5	61855	N	N	16741 239TH AVE SE
010	102206	9058	11/21/06	\$500,000	1310	1120	8	1961	4	199940	N	N	23401 SE 212TH ST
010	032206	9132	6/18/04	\$318,000	1340	870	8	1979	3	50094	N	N	19723 241ST AVE SE
010	032206	9068	6/29/04	\$436,000	1440	1440	8	1979	4	100188	N	N	20519 231ST AVE SE
010	222306	9127	5/10/06	\$456,000	1460	600	8	1977	3	60984	N	N	15400 230TH AVE SE
010	102206	9149	7/14/06	\$499,950	1470	1300	8	1982	3	50529	N	N	20843 231ST AVE SE
010	332306	9061	6/9/05	\$430,000	1510	790	8	1975	4	107157	N	N	18455 SE LAKE FRANCIS RD
010	222306	9111	8/17/05	\$459,950	1570	1480	8	1980	3	61419	N	N	15308 231ST AVE SE
010	102206	9179	8/12/04	\$470,000	1580	1510	8	1990	3	50094	N	N	21007 231ST AVE SE
010	342306	9031	10/10/05	\$464,000	1630	0	8	1980	3	58370	Y	N	18407 231ST AVE SE
010	261730	0430	11/7/06	\$500,000	1920	0	8	1972	4	77972	N	N	16464 239TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	262306	9087	2/3/06	\$469,500	1970	780	8	1989	3	146797	Y	N	16632 244TH PL SE
010	222306	9012	11/14/06	\$670,000	2050	1700	8	1975	5	212572	Y	N	23409 SE 158TH ST
010	032206	9088	10/16/06	\$580,000	2230	0	8	1994	3	72745	N	N	19292 SE LAKE FRANCIS RD
010	272306	9105	3/28/05	\$392,000	2310	0	8	1997	3	121968	N	N	16809 230TH AVE SE
010	362306	9030	11/22/04	\$435,000	2340	0	8	1995	3	217800	N	N	26300 SE 192ND ST
010	272306	9067	8/10/06	\$665,000	2450	1970	8	1976	4	142441	Y	Y	16703 235TH AVE SE
010	352306	9162	4/24/06	\$575,000	2450	0	8	2001	3	47044	N	N	18005 252ND AVE SE
010	032206	9094	6/23/05	\$570,000	2490	0	8	2000	3	84942	N	N	23707 SE 192ND ST
010	102206	9128	7/19/06	\$525,000	2510	0	8	1984	4	50094	N	N	20807 231ST AVE SE
010	342306	9015	9/20/06	\$700,000	2520	0	8	1998	3	240016	N	N	24224 SE 187TH ST
010	032206	9006	11/29/04	\$420,000	2720	0	8	1963	4	175546	N	N	19253 SE LAKE FRANCIS RD
010	032206	9054	6/14/05	\$485,000	2740	0	8	1963	4	195584	N	N	23610 SE 196TH ST
010	262306	9107	3/25/05	\$437,500	2840	0	8	1998	3	65340	N	N	16613 ISSAQAH-HOBART RD SE
010	352306	9110	8/4/06	\$734,950	2850	1560	8	1991	3	109335	Y	N	25702 SE 192ND ST
010	222306	9155	8/23/05	\$475,000	3040	0	8	1995	3	59390	N	N	15914 CEDAR GROVE RD SE
010	222306	9155	4/17/06	\$599,900	3040	0	8	1995	3	59390	N	N	15914 CEDAR GROVE RD SE
010	362306	9031	9/5/06	\$750,000	3050	0	8	1998	3	217800	Y	N	26032 SE 192ND ST
010	032206	9118	3/28/05	\$599,950	3410	0	8	1993	3	212572	N	N	19930 236TH AVE SE
010	222306	9141	5/12/05	\$599,950	3530	0	8	1992	4	70131	Y	N	15002 237TH PL SE
010	222306	9145	10/12/05	\$660,000	3950	0	8	2000	3	117612	N	N	22908 SE 157TH ST
010	222306	9045	9/8/05	\$660,000	4000	1290	8	1962	4	200376	N	N	14703 233RD AVE SE
010	272306	9045	5/18/05	\$635,000	2210	1240	9	2000	3	87120	Y	N	23318 SE 160TH PL
010	352306	9115	5/22/04	\$440,000	2260	0	9	1987	4	218671	Y	N	25647 SE 179TH ST
010	261730	0010	2/17/05	\$467,000	2370	0	9	1991	3	57934	N	N	24014 SE 162ND ST
010	262306	9008	5/14/04	\$580,000	2380	1200	9	1975	4	253519	N	N	24522 SE 165TH ST
010	022206	9068	11/29/05	\$529,950	2470	0	9	2006	3	31462	N	N	24409 SE 200TH ST
010	272306	9046	7/7/05	\$590,000	2735	0	9	2001	3	43560	Y	N	23311 SE 160TH PL
010	272306	9130	7/9/05	\$500,000	2830	0	9	1986	4	104979	N	N	16100 230TH AVE SE
010	272306	9151	3/21/05	\$675,000	2960	0	9	1996	3	217800	N	N	17030 234TH WAY SE
010	352306	9033	4/26/05	\$665,000	3340	0	9	1993	3	209959	N	N	17929 252ND AVE SE
010	342306	9084	7/26/05	\$565,000	3360	0	9	1994	3	220413	N	N	23819 SE 186TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	272306	9150	5/25/05	\$700,000	3480	0	9	1997	3	220413	N	N	17050 234TH WAY SE
010	022206	9052	6/14/05	\$691,797	3520	0	9	2005	3	102366	N	N	24520 SE 200TH ST
010	022206	9034	6/27/05	\$615,000	3560	0	9	2005	3	102366	N	N	24520 SE 200TH ST
010	022206	9053	3/14/05	\$645,000	3620	0	9	2005	3	84070	N	N	19904 244TH AVE SE
010	261730	0340	3/3/05	\$625,000	3890	0	9	1982	4	53578	Y	Y	16312 236TH AVE SE
010	272306	9056	6/6/05	\$689,000	2360	1200	10	1979	4	158558	N	N	23725 SE 170TH ST
010	022206	9123	8/31/06	\$774,950	2620	0	10	1993	3	89298	N	N	24407 SE 192ND ST
010	272306	9101	4/18/06	\$669,700	2660	0	10	1991	3	226512	N	N	16602 230TH AVE SE
010	920670	0040	8/17/05	\$847,000	3070	0	10	1998	3	202118	Y	N	17515 244TH AVE SE
010	920670	0050	6/15/05	\$764,500	3240	0	10	1997	3	152895	N	N	17605 244TH AVE SE
010	920670	0070	10/3/05	\$699,000	3310	0	10	1998	3	121968	N	N	17811 244TH AVE SE
010	920670	0220	3/10/04	\$699,000	3350	0	10	1997	3	213444	N	N	18259 240TH AVE SE
010	352306	9047	1/8/04	\$640,000	3390	0	10	2004	3	87555	Y	N	25714 SE 192ND ST
010	022206	9131	10/19/06	\$809,950	3520	0	10	2006	3	38475	N	N	24427 SE 200TH ST
010	272306	9158	8/15/06	\$795,000	3590	0	10	1998	3	116740	N	N	16908 234TH WAY SE
010	920670	0020	4/10/06	\$812,000	3810	0	10	1997	3	206474	Y	N	17321 244TH AVE SE
010	272306	9154	11/1/04	\$790,000	3880	0	10	2001	3	218235	N	N	16928 234TH WAY SE
010	272306	9154	6/29/05	\$872,000	3880	0	10	2001	3	218235	N	N	16928 234TH WAY SE
010	920670	0150	12/12/04	\$883,500	4600	0	10	1997	3	159429	N	N	24211 SE 182ND ST
010	920670	0120	5/25/06	\$958,050	4740	0	10	1998	3	154202	N	N	24312 SE 182ND ST
010	352306	9176	1/19/06	\$916,000	3790	890	11	1998	3	78844	Y	N	24421 SE 179TH ST
010	352306	9052	9/28/06	\$950,000	3950	0	11	1997	3	92347	Y	N	24420 SE 179TH ST
010	352306	9151	3/11/05	\$1,310,000	4180	3660	11	1998	3	102366	Y	N	24433 SE 177TH ST
010	352306	9147	3/30/06	\$1,210,000	4970	0	11	2000	3	102366	Y	N	24431 SE 179TH ST
010	352306	9182	8/19/05	\$875,000	5090	0	11	1998	3	102366	Y	N	24438 SE 177TH ST
010	352306	9180	10/27/06	\$1,575,000	6900	0	12	2000	3	114563	Y	N	24488 SE 179TH ST
013	252306	9044	7/12/05	\$320,000	1070	0	6	1959	4	175982	N	N	26510 SE 172ND ST
013	252306	9146	8/18/04	\$300,000	1130	1030	6	1949	4	38781	N	N	16729 TIGER MOUNTAIN RD SE
013	232306	9086	8/26/05	\$315,000	1720	0	6	1967	4	62290	N	N	15715 249TH AVE SE
013	804110	0010	6/2/05	\$399,950	1820	0	6	1967	4	34800	N	N	27021 SE 156TH ST
013	252306	9126	8/30/06	\$417,500	2070	0	6	1927	4	34695	N	N	16206 TIGER MOUNTAIN RD SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 66**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	252306	9043	4/20/06	\$342,500	960	720	7	1971	4	31160	N	N	17030 TIGER MOUNTAIN RD SE
013	242306	9086	5/11/06	\$529,950	1150	640	7	1984	4	59381	N	N	14607 262ND AVE SE
013	556100	0340	10/24/06	\$500,000	1240	620	7	1981	3	37681	N	N	26067 SE 156TH ST
013	242306	9116	1/6/06	\$429,000	1330	660	7	1969	4	52707	N	N	27002 SE 154TH PL
013	864600	0031	5/19/04	\$449,950	1340	1340	7	1963	4	161172	N	N	27002 SE 150TH ST
013	252306	9075	6/23/04	\$333,500	1350	700	7	1978	4	35063	N	N	27335 SE 164TH ST
013	556140	0570	2/6/06	\$480,000	1370	1100	7	1982	3	48549	N	N	25553 SE 159TH ST
013	864590	0070	5/24/04	\$380,000	1440	1240	7	1977	4	121953	N	N	16820 269TH AVE SE
013	252306	9133	8/16/06	\$400,000	1610	720	7	1974	4	73616	N	N	26310 SE 166TH ST
013	864590	0020	9/22/04	\$408,000	1620	1610	7	1969	5	125452	N	N	27218 SE 170TH ST
013	252306	9177	1/27/05	\$342,950	1700	0	7	1994	3	68000	N	N	26048 SE 167TH PL
013	556130	1050	8/14/06	\$520,000	1830	0	7	1989	3	43485	N	N	25343 SE MIRRORMONT PL
013	242306	9018	10/4/06	\$473,000	1940	0	7	1975	3	37577	N	N	26625 SE 152ND ST
013	252306	9128	9/11/06	\$510,000	2300	0	7	1972	4	87120	N	N	26523 SE 172ND ST
013	556120	0530	12/28/04	\$408,000	1150	950	8	1969	5	35100	N	N	25658 SE 154TH ST
013	556130	1240	5/26/04	\$329,950	1220	720	8	1978	3	35366	N	N	24622 SE MIRRORMONT DR
013	242306	9091	5/24/05	\$499,950	1250	1250	8	1963	5	183823	N	N	15234 TIGER MOUNTAIN RD SE
013	556120	0960	3/17/04	\$373,000	1340	1340	8	1981	4	35218	N	N	25803 SE 157TH ST
013	556120	0290	5/15/06	\$455,000	1340	390	8	1987	3	39618	N	N	14955 258TH AVE SE
013	242306	9158	4/16/04	\$344,350	1360	490	8	1977	4	61419	N	N	14910 262ND AVE SE
013	556120	0410	9/1/04	\$385,000	1400	1300	8	1973	3	54120	N	N	14835 255TH AVE SE
013	556110	0250	9/26/06	\$559,950	1400	1270	8	1968	4	39040	N	N	16016 266TH AVE SE
013	556120	0120	6/1/05	\$425,000	1450	1450	8	1970	4	40494	N	N	14954 258TH AVE SE
013	556130	0780	6/23/05	\$444,000	1450	480	8	1978	4	35700	N	N	24734 SE MIRRORMONT PL
013	556130	1250	5/28/04	\$370,000	1480	680	8	1976	4	35520	N	N	24606 SE MIRRORMONT DR
013	556130	0570	4/29/05	\$400,000	1500	480	8	1977	4	37120	N	N	14920 251ST PL SE
013	556130	0650	7/30/04	\$370,000	1510	870	8	1977	3	35689	N	N	14872 250TH PL SE
013	232306	9040	3/8/04	\$395,000	1540	580	8	1978	4	103237	N	N	25825 SE 144TH PL
013	556140	1450	4/21/04	\$382,000	1550	720	8	1978	3	39150	N	N	25115 SE 146TH ST
013	556120	0200	4/1/05	\$439,900	1560	580	8	1976	4	35100	N	N	25640 SE 149TH ST
013	556130	0380	6/6/05	\$439,950	1590	910	8	1978	4	36254	N	N	25215 SE MIRRORMONT WAY

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	556130	0790	7/5/05	\$428,000	1590	770	8	1977	3	35425	N	N	24720 SE MIRRORMONT PL
013	556120	0800	5/5/06	\$529,950	1600	1050	8	1974	4	48582	N	N	15446 256TH AVE SE
013	556130	0630	4/1/04	\$385,000	1610	800	8	1977	4	35100	N	N	14931 251ST PL SE
013	556130	0740	8/19/05	\$427,000	1610	810	8	1978	4	35675	N	N	24832 SE MIRRORMONT PL
013	556130	0740	1/20/06	\$470,000	1610	810	8	1978	4	35675	N	N	24832 SE MIRRORMONT PL
013	556130	1110	10/12/06	\$482,000	1630	1050	8	1980	3	41587	N	N	25038 SE MIRRORMONT DR
013	556120	0270	8/19/04	\$368,000	1640	670	8	1978	3	38610	N	N	14925 258TH AVE SE
013	556120	0270	12/16/05	\$467,500	1640	670	8	1978	3	38610	N	N	14925 258TH AVE SE
013	556130	0280	1/30/06	\$495,000	1640	910	8	1978	4	43911	N	N	24819 SE MIRRORMONT WAY
013	556100	0930	7/14/05	\$520,088	1640	1110	8	1966	3	34161	N	N	26415 SE 154TH PL
013	556140	0660	5/11/06	\$660,000	1710	1710	8	1980	5	37859	N	N	25905 SE 159TH ST
013	556140	0300	8/10/06	\$525,000	1720	1630	8	1976	3	36268	N	N	15829 256TH AVE SE
013	556120	0050	4/30/04	\$385,000	1770	390	8	1973	5	40494	N	N	15003 260TH AVE SE
013	242306	9073	4/25/06	\$460,000	1800	0	8	1977	3	68389	N	N	14824 260TH AVE SE
013	252306	9059	10/25/06	\$675,000	1800	1800	8	1965	4	212572	N	N	16425 268TH AVE SE
013	252306	9063	4/7/04	\$541,000	1820	1380	8	1998	3	145490	N	N	16335 TIGER MOUNTAIN RD SE
013	242306	9143	6/20/06	\$549,500	1880	780	8	1971	4	55321	N	N	27011 SE 154TH PL
013	252306	9183	7/19/06	\$674,000	1900	1600	8	1991	3	43812	N	N	27011 SE 162ND PL
013	252306	9144	9/8/04	\$390,000	1910	0	8	1976	4	41250	N	N	27339 SE 164TH ST
013	556120	0550	11/16/06	\$435,000	1940	0	8	1983	4	38634	N	N	25626 SE 154TH ST
013	556100	0560	8/5/04	\$355,000	1970	0	8	1964	3	42060	N	N	26305 SE 158TH ST
013	556120	0970	7/21/04	\$375,900	1990	520	8	1980	3	35218	N	N	25643 SE 157TH ST
013	232306	9089	9/2/04	\$370,000	1990	0	8	1976	4	43560	N	N	25421 SE TIGER MOUNTAIN RD
013	556110	0050	6/24/04	\$450,000	2000	1220	8	1966	5	66368	Y	N	26247 SE 162ND PL
013	556100	0450	10/13/04	\$397,000	2020	0	8	1962	5	38061	N	N	26004 SE 158TH ST
013	556100	0960	3/29/06	\$500,000	2020	0	8	1963	4	36333	N	N	15430 263RD AVE SE
013	556130	0020	6/22/04	\$411,950	2060	1290	8	1968	4	37101	N	N	25402 SE MIRRORMONT WAY
013	556100	0010	4/23/04	\$395,000	2100	1100	8	1965	4	35012	N	N	15210 260TH AVE SE
013	556100	0840	12/6/04	\$415,000	2100	0	8	1964	5	35021	N	N	15404 263RD AVE SE
013	242306	9016	8/24/05	\$594,000	2140	1580	8	1968	4	61855	N	N	15731 TIGER MOUNTAIN RD SE
013	556100	0250	8/5/04	\$399,950	2170	0	8	1976	5	35268	N	N	26044 SE 156TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	556100	0870	7/28/04	\$399,000	2200	0	8	1977	5	36495	N	N	26430 SE 154TH PL
013	556110	0410	2/24/06	\$582,000	2240	1200	8	1972	5	44049	N	N	26415 SE 160TH ST
013	252306	9038	4/8/04	\$620,000	2250	0	8	1986	4	439084	N	N	26621 SE 172ND ST
013	556120	0220	9/18/06	\$550,000	2270	0	8	1977	3	35100	N	N	25612 SE 149TH ST
013	556130	0170	9/6/06	\$569,000	2280	1090	8	1986	3	35100	N	N	24846 SE MIRRORMONT WAY
013	556100	1020	7/11/06	\$530,000	2280	0	8	1965	4	46064	N	N	26444 SE 156TH PL
013	556120	0370	6/28/05	\$495,000	2310	0	8	1973	3	48916	N	N	25607 SE 149TH ST
013	556120	0320	3/15/05	\$392,300	2370	0	8	1966	3	36126	N	N	14984 256TH AVE SE
013	556100	0720	7/13/05	\$525,000	2400	0	8	1966	5	35532	N	N	26038 SE 159TH PL
013	556130	0710	3/11/05	\$429,000	2500	0	8	1977	4	42743	N	N	14800 250TH PL SE
013	252306	9156	9/27/05	\$420,000	2510	0	8	1981	3	43995	N	N	16417 266TH AVE SE
013	556110	0210	8/6/04	\$437,450	2580	0	8	1966	4	52049	N	N	16060 266TH AVE SE
013	556140	0050	8/3/05	\$516,000	2650	1010	8	1980	3	37267	N	N	24507 SE MIRRORMONT BLVD
013	556120	0980	11/3/04	\$419,950	2680	0	8	1986	3	35218	N	N	25631 SE 157TH ST
013	556100	0950	9/8/05	\$549,500	2690	0	8	1967	4	35012	N	N	26309 SE 154TH PL
013	556100	0520	8/16/04	\$429,950	2760	0	8	1978	4	39390	N	N	26237 SE 158TH ST
013	252306	9085	7/1/05	\$644,500	2990	0	8	1986	4	131986	N	N	16915 266TH AVE SE
013	556130	0040	4/9/04	\$399,950	3140	0	8	1974	4	36258	N	N	25312 SE MIRRORMONT WAY
013	556140	0740	10/25/06	\$649,950	3220	1080	8	1972	3	50405	N	N	25516 SE MIRRORMONT BLVD
013	556120	0900	3/9/04	\$465,000	3260	0	8	1969	4	36368	N	N	25845 SE 154TH ST
013	556100	0700	5/23/05	\$543,000	1440	1200	9	1964	5	40425	N	N	26060 SE 159TH PL
013	556130	1260	4/13/04	\$386,000	1450	760	9	1988	4	35509	N	N	24532 SE MIRRORMONT DR
013	556130	1260	4/29/05	\$415,000	1450	760	9	1988	4	35509	N	N	24532 SE MIRRORMONT DR
013	556100	0860	9/10/04	\$399,000	1570	1240	9	1965	5	46814	N	N	26414 SE 154TH PL
013	556130	0010	11/19/04	\$396,950	1700	930	9	1978	3	42355	N	N	25430 SE MIRRORMONT WAY
013	556140	0270	4/21/05	\$475,000	1760	2050	9	1970	4	49535	Y	N	25539 SE MIRRORMONT BLVD
013	556100	0970	5/22/06	\$529,950	1940	900	9	1978	3	37282	N	N	15444 263RD AVE SE
013	556100	0190	5/10/04	\$352,000	1970	0	9	1977	4	35100	N	N	26055 SE 154TH ST
013	556140	1510	1/25/06	\$635,000	2050	1300	9	1980	4	39150	Y	N	24907 SE 146TH ST
013	556140	0410	10/20/05	\$528,000	2120	0	9	1980	4	35160	N	N	25156 SE 158TH ST
013	556140	0410	10/7/05	\$528,000	2120	0	9	1980	4	35160	N	N	25156 SE 158TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	556140	1280	8/16/06	\$493,900	2330	690	9	1986	3	35025	N	N	24516 SE 146TH ST
013	556100	1200	12/21/04	\$460,000	2440	690	9	1986	4	40614	N	N	15816 266TH AVE SE
013	242306	9177	8/12/04	\$545,000	2540	0	9	2000	3	155944	Y	N	15717 TIGER MOUNTAIN RD SE
013	242306	9108	9/20/06	\$710,000	2570	1090	9	2006	3	101059	N	N	15329 TIGER MOUNTAIN RD SE
013	556140	1160	10/3/04	\$495,000	2640	860	9	1977	3	40921	N	N	14905 245TH AVE SE
013	556130	1140	7/27/06	\$660,000	2660	0	9	1980	4	36558	N	N	24870 SE MIRRORMONT DR
013	142306	9103	7/18/05	\$589,950	2790	0	9	2005	3	47480	N	N	25925 SE TIGER MOUNTAIN RD
013	556140	1170	8/9/05	\$665,000	2810	0	9	1995	3	36025	N	N	14835 245TH AVE SE
013	556110	0010	7/20/06	\$710,000	2810	0	9	1998	3	98087	Y	N	26209 SE 162ND PL
013	556120	0160	7/20/05	\$645,000	3020	0	9	1989	3	48053	N	N	14904 258TH AVE SE
013	252306	9192	8/21/06	\$899,000	3040	0	9	1991	3	126759	N	N	27124 SE 175TH PL
013	252306	9189	9/22/05	\$848,100	3160	0	9	2005	3	429501	N	N	27101 SE 166TH ST
013	252306	9172	6/28/04	\$555,000	3240	340	9	1992	3	118047	N	N	17420 270TH AVE SE
013	556120	0890	3/30/05	\$574,500	3260	0	9	2004	3	35166	N	N	25827 SE 154TH ST
013	252306	9098	8/3/05	\$975,000	3980	0	9	2002	3	423403	Y	N	16628 TIGER MOUNTAIN RD SE
013	556140	0090	9/8/05	\$605,000	2220	1620	10	1980	5	55277	N	N	24962 SE 155TH PL
013	556130	1220	7/19/05	\$775,000	2530	1340	10	2001	3	35889	Y	N	24718 SE MIRRORMONT DR
013	556140	1500	9/5/06	\$718,000	2920	0	10	1998	3	39150	Y	N	24921 SE 146TH ST
013	556120	0190	5/2/05	\$695,000	2940	0	10	1993	3	35100	N	N	25652 SE 149TH ST
013	556140	0670	5/4/05	\$675,000	3170	0	10	2005	3	36450	Y	N	25909 SE 159TH ST
013	556140	0700	8/11/05	\$719,000	3180	0	10	2005	3	37795	Y	N	25914 SE 159TH ST
013	242306	9088	3/5/04	\$612,000	3380	0	10	1990	3	39131	N	N	14836 260TH AVE SE
013	556120	0080	6/27/06	\$905,000	3540	0	10	2006	3	36355	N	N	15133 260TH AVE SE
013	242306	9067	9/22/04	\$635,000	3650	0	10	1986	3	51822	N	N	26012 SE 152ND ST
013	242306	9087	4/7/04	\$629,000	4100	0	10	1990	3	35283	N	N	14909 262ND AVE SE
013	242306	9080	9/24/04	\$720,000	4390	0	10	1992	3	53258	N	N	14905 262ND AVE SE
013	222306	9075	6/8/04	\$1,500,000	3690	930	12	2003	3	43450	N	N	24256 SE 147TH PL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	032306	9058	2/8/06	\$539,000	DIAGNOSTIC OUTLIER
002	032306	9075	2/7/05	\$655,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	032306	9124	11/22/04	\$550,000	PERS PROP INCLUDED; CHARA CHANGED SINCE SALE
002	142306	9002	6/27/06	\$1,350,000	DIAGNOSTIC OUTLIER
002	142306	9066	4/25/05	\$115,000	QUIT CLAIM; RELATED PARTY, OR NEIGH;DOR RATIO
002	142306	9086	5/24/06	\$170,704	QUIT CLAIM DEED; STATEMENT TO DOR;/DOR RATIO
002	142306	9201	3/9/05	\$100,000	LAND SALE/MH REMOVED AFTER SALE/DOR RATIO
002	144500	0090	7/19/04	\$374,950	ESTATE ADMIN, OR EXECUTOR; NON-REP SALE
002	152306	9069	9/13/05	\$252,000	%NETCOND;PREV IMP<=25K
002	152306	9109	2/6/04	\$479,000	IMP COUNT
002	152306	9109	1/30/04	\$479,000	IMP COUNT
002	152306	9124	9/22/04	\$705,000	NO MARKET EXPOSURE; FORCED SALE
002	152306	9136	4/20/06	\$1,500	EASEMENT OR RIGHT-OF-WAY;DOR RATIO
002	152306	9167	3/21/05	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	152306	9197	9/6/06	\$448,950	DIAGNOSTIC OUTLIER
002	162306	9025	10/8/04	\$249,999	DIAGNOSTIC OUTLIER
002	162306	9046	3/14/06	\$1,300,000	ACTIVE PERMIT BEFORE SALE>25K
002	162306	9046	5/11/05	\$255,000	LAND SALE/DOR RATIO
002	162306	9046	3/15/04	\$177,800	LAND SALE/DOR RATIO
002	162306	9079	1/4/05	\$1,025,000	RELOCATION - SALE TO SERVICE
002	172306	9071	9/22/05	\$625,000	OPEN SPACE DESIGNATION CONTINUED
002	172306	9121	5/26/04	\$238,250	LAND SALE/DOR RATIO
002	261680	0150	5/4/06	\$489,000	QUIT CLAIM DEED
002	788001	0140	10/24/06	\$2,658	DOR RATIO
002	788001	0250	1/9/04	\$460,000	DIAGNOSTIC OUTLIER
002	813750	0030	3/5/04	\$409,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	813750	0200	3/13/04	\$534,950	RELOCATION - SALE TO SERVICE
002	813750	0370	11/3/04	\$551,000	RELOCATION - SALE TO SERVICE
002	813750	0680	11/18/05	\$607,000	RELOCATION - SALE TO SERVICE
003	012305	9084	12/20/04	\$120,000	DOR RATIO/OBSOL
003	022305	9030	5/17/04	\$260,000	OBSOL
003	022305	9061	9/7/05	\$352,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	072306	9060	9/8/04	\$200,000	TIMBER AND FOREST LAND;DOR RATIO/OPEN SPACE
003	072306	9096	1/24/05	\$650,000	IMP COUNT
003	072306	9096	5/10/06	\$593,800	IMP COUNT
003	072306	9181	3/11/04	\$270,000	LAND SALE/DOR RATIO/%COMPLETE
003	082306	9045	3/25/04	\$380,000	OPEN SPACE DESIGNATION CONTINUED
003	082306	9088	7/1/04	\$1,035,000	DIAGNOSTIC OUTLIER
003	082306	9101	4/6/05	\$370,000	LAND SALE/%COMPLETE
003	328680	0040	10/10/05	\$375,000	RELOCATION - SALE TO SERVICE
003	328680	0320	8/17/05	\$401,000	RELOCATION - SALE TO SERVICE
003	328680	0390	3/7/05	\$420,550	RELOCATION - SALE TO SERVICE
003	338830	0021	12/1/04	\$184,000	LAND SALE/DOR RATIO
003	338830	0260	3/8/04	\$150,000	DOR RATIO
003	338830	0530	5/23/05	\$335,000	NO MARKET EXPOSURE
003	338830	0702	9/16/05	\$389,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	342405	9055	3/27/06	\$475,000	DIAGNOSTIC OUTLIER
003	342405	9109	8/8/05	\$301,000	DIAGNOSTIC OUTLIER
003	430971	0240	6/2/04	\$499,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	430971	0290	4/23/04	\$160,000	LAND SALE/DOR RATIO
003	522930	0009	10/30/06	\$380,000	IMP COUNT
003	522930	0081	7/30/04	\$100,000	QUIT CLAIM DEED;DOR RATIO
003	522930	0086	3/17/06	\$279,990	DIAGNOSTIC OUTLIER
003	522930	0086	11/28/05	\$240,000	DIAGNOSTIC OUTLIER
003	522990	0145	4/14/05	\$267,000	DIAGNOSTIC OUTLIER
003	811400	0020	5/17/04	\$255,000	DIAGNOSTIC OUTLIER
010	012206	9088	7/10/06	\$60,000	DOR RATIO
010	022206	9036	1/28/04	\$295,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
010	022206	9054	7/2/04	\$240,000	NO MARKET EXPOSURE; RELATED PARTY; DOR RATIO
010	022206	9057	4/9/04	\$202,500	RELATED PARTY; PARTIAL CONST; DOR RATIO
010	022206	9067	12/1/04	\$160,000	LAND SALE/DOR RATIO
010	022206	9129	4/22/05	\$297,500	RELATED PARTY, FRIEND, OR NEIGHBOR
010	032206	9102	10/4/05	\$114,350	CORP AFFILIATES; QUIT CLAIM DEED; DOR RATIO
010	032206	9102	10/20/05	\$107,518	QUIT CLAIM DEED;/DOR RATIO
010	032206	9105	9/21/04	\$391,472	DIAGNOSTIC OUTLIER
010	032206	9165	1/19/05	\$155,000	LAND SALE/DOR RATIO/%COMPLETE
010	102206	9046	3/1/04	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	102206	9137	7/8/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	102206	9155	1/14/05	\$375,000	IMP CHARA CHANGED; RELO-SALE BY SERVICE
010	102206	9155	1/14/05	\$375,000	IMP CHARA CHANGED; RELO-SALE TO SERVICE
010	222306	9019	11/1/04	\$230,000	BANKRUPTCY; FORCED SALE; AND OTHER WARNINGS
010	222306	9078	6/23/04	\$35,000	DOR RATIO
010	232306	9051	1/12/06	\$915,000	UNFIN AREA
010	261730	0160	1/12/04	\$265,000	DIAGNOSTIC OUTLIER
010	262306	9008	9/29/05	\$672,300	1031 TRADE
010	272306	9053	7/7/05	\$46,721	QUIT CLAIM DEED; RELATED PARTY; DOR RATIO
010	272306	9101	4/17/06	\$669,700	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
010	272306	9158	8/9/06	\$795,000	RELOCATION - SALE TO SERVICE
010	274600	0044	2/22/05	\$232,500	DIAGNOSTIC OUTLIER
010	332306	9075	6/9/05	\$349,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	342306	9034	3/3/05	\$282,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	342306	9106	1/5/04	\$117,000	LAND SALE/DOR RATIO/%COMPLETE
010	352306	9027	1/30/06	\$201,500	DIAGNOSTIC OUTLIER
010	352306	9172	3/1/05	\$90,000	DOR RATIO/SEGREGATION-MERGE
010	352306	9176	6/16/04	\$754,400	DIAGNOSTIC OUTLIER
010	362306	9009	1/20/04	\$630,000	OPEN SPACE
010	920670	0020	3/16/06	\$812,000	RELOCATION - SALE TO SERVICE
013	142306	9103	10/5/04	\$117,000	CORP AFFILIATES; BUILDER OR DEV SALE/DOR RATIO
013	222306	9001	9/22/04	\$1,300,000	FORCED SALE
013	222306	9167	5/5/05	\$369,500	LAND SALE/%COMPLETE
013	229490	0050	8/2/06	\$225,237	QUIT CLAIM DEED; RELATED PARTY OR NEIGHBOR
013	232306	9059	2/10/05	\$384,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
013	232306	9075	6/12/04	\$224,950	DIAGNOSTIC OUTLIER
013	242306	9023	10/11/05	\$225,000	LAND SALE/DOR RATIO/%COMPLETE
013	242306	9108	6/22/05	\$199,900	LAND SALE/DOR RATIO
013	242306	9108	8/16/04	\$110,000	LAND SALE/DOR RATIO
013	242306	9108	3/4/04	\$70,000	LAND SALE-UNBUILDABLE/DOR RATIO
013	242306	9153	2/2/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
013	252306	9043	11/15/06	\$495,000	ACTIVE PERMIT BEFORE SALE>25K
013	252306	9063	4/7/04	\$541,000	RELOCATION - SALE TO SERVICE
013	252306	9118	10/12/05	\$3,750	DOR RATIO
013	252306	9162	8/2/04	\$600,000	NON-REPRESENTATIVE SALE
013	252306	9189	4/23/04	\$163,000	LAND SALE/DOR RATIO
013	262306	9022	2/23/04	\$146,000	NO MARKET EXPOSURE; RELATED PARTY;DOR RATIO
013	362306	9051	2/4/05	\$711,000	IMP COUNT
013	556100	0150	9/29/04	\$308,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
013	556100	0300	7/18/05	\$158,000	LAND SALE/%COMPLETE
013	556100	0720	1/28/05	\$235,000	IMP CHARA CHANGED SINCE SALE;DOR RATIO
013	556100	0840	5/28/04	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	556120	0080	3/7/05	\$175,000	LAND SALE/DOR RATIO
013	556130	0750	7/22/04	\$345,000	DIAGNOSTIC OUTLIER
013	556130	1250	5/5/04	\$370,000	RELOCATION - SALE TO SERVICE
013	556140	1510	8/6/04	\$122,166	PARTIAL INTEREST (1/3, 1/2, Etc.);/DOR RATIO
013	864600	0210	11/10/04	\$185,000	IMP COUNT

**Vacant Sales Used in this Annual Update Analysis**  
**Area 66**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	022306	9006	4/4/2005	\$10,850	54500	Y	N
2	032306	9030	5/18/2006	\$48,500	30240	N	N
2	032306	9121	6/13/2006	\$210,000	223027	N	N
2	032306	9163	12/28/2005	\$235,000	108028	N	N
2	102306	9033	5/12/2004	\$225,000	453895	N	N
2	142306	9013	11/21/2006	\$625,000	426016	N	N
2	142306	9107	6/19/2006	\$288,000	240015	N	N
2	142306	9107	8/19/2005	\$180,000	240015	N	N
2	142306	9107	1/27/2005	\$150,000	240015	N	N
2	152306	9066	1/25/2006	\$399,950	426016	N	N
2	152306	9076	3/21/2006	\$10,000	12196	N	N
2	162306	9046	5/11/2005	\$255,000	336283	N	N
2	162306	9046	3/15/2004	\$177,800	336283	N	N
2	162306	9062	7/10/2006	\$330,000	303177	Y	N
2	172306	9001	6/1/2004	\$240,000	111949	N	N
2	172306	9121	5/26/2004	\$238,250	111949	N	N
3	012305	9025	4/12/2004	\$333,000	308405	Y	N
3	062306	9008	10/27/2006	\$315,000	282269	Y	N
3	072306	9015	1/10/2005	\$82,500	108900	N	N
3	072306	9181	3/11/2004	\$270,000	217800	Y	N
3	082306	9058	4/5/2006	\$230,000	94089	N	N
3	082306	9101	4/6/2005	\$370,000	125888	Y	N
3	122305	9113	6/22/2004	\$185,000	231303	N	N
3	182306	9148	4/7/2005	\$70,000	81892	N	N
3	328680	0230	1/17/2006	\$185,500	55321	N	N
3	328680	0250	2/16/2006	\$189,500	53143	N	N
3	328680	0480	8/10/2005	\$172,000	46784	N	N
3	338830	0021	12/1/2004	\$184,000	52707	N	N
3	338830	0380	6/6/2005	\$50,000	43111	N	N
3	338830	0390	6/6/2005	\$50,000	42618	N	N
3	342405	9077	12/28/2005	\$86,000	32480	N	N
3	430971	0290	4/23/2004	\$160,000	28434	Y	N
3	522990	0118	11/17/2005	\$160,000	52707	N	N
3	522990	0196	11/13/2006	\$75,000	35195	N	N
3	540480	0050	4/29/2004	\$119,000	34025	Y	N
10	022206	9067	12/1/2004	\$160,000	216928	N	N
10	032206	9064	11/1/2005	\$118,000	210394	N	N
10	032206	9165	1/19/2005	\$155,000	91040	N	N
10	222306	9060	5/15/2006	\$250,000	868150	N	N
10	222306	9079	7/31/2006	\$65,000	94525	N	N
10	262306	9092	9/22/2004	\$177,500	206038	N	N
10	272306	9009	9/8/2005	\$280,000	1E+06	N	N
10	272306	9160	10/10/2005	\$234,000	364597	N	N
10	342306	9033	11/30/2005	\$204,000	661676	N	N
10	342306	9106	1/5/2004	\$117,000	260053	N	N
10	352306	9171	3/15/2005	\$185,000	219978	N	N
13	222306	9117	6/7/2005	\$170,000	189486	N	N

***Vacant Sales Used in this Annual Update Analysis***  
**Area 66**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
13	222306	9167	5/5/2005	\$369,500	68235	Y	N
13	222306	9171	8/30/2006	\$500,000	211070	N	N
13	242306	9023	10/11/2005	\$225,000	216057	N	N
13	242306	9108	6/22/2005	\$199,900	101059	N	N
13	242306	9108	8/16/2004	\$110,000	101059	N	N
13	242306	9140	6/2/2005	\$99,950	217800	N	N
13	252306	9127	3/8/2006	\$225,000	217800	N	N
13	252306	9189	4/23/2004	\$163,000	429501	N	N
13	262306	9105	5/23/2005	\$255,000	216057	N	N
13	556100	0020	9/13/2004	\$115,000	35100	N	N
13	556100	0160	1/3/2006	\$208,000	35100	N	N
13	556100	0300	7/18/2005	\$158,000	35104	N	N
13	556120	0080	3/7/2005	\$175,000	36355	N	N
13	556140	0930	8/26/2004	\$82,000	36494	N	N
13	556140	1310	12/13/2005	\$120,000	36996	N	N
13	804110	0060	3/8/2005	\$110,000	41470	N	N
13	864590	0130	5/23/2005	\$90,000	38702	N	N
13	864600	0070	6/14/2004	\$90,000	216493	N	N
13	864600	0090	10/21/2004	\$120,000	216057	N	N
13	864600	0180	8/29/2006	\$244,950	215622	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 66**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	032306	9046	2/13/2006	\$65,000	DOR RATIO;PREV IMP<=25K
2	142306	9151	11/4/2004	\$152,500	NO MARKET EXPOSURE; RELATED PARTY, NEIGHBOR
2	142306	9201	3/9/2005	\$100,000	CHARACTERISTICS CHANGED SINCE SALE;
2	152306	9076	3/16/2006	\$4,000	DOR RATIO/PREV LAND<=25K; PREV IMP<=25K
2	162306	9050	8/28/2006	\$13,000	DOR RATIO;PREV IMP<=25K
2	172306	9023	1/4/2006	\$415,000	OPEN SPACE DESIGNATION CONTINUED
2	172306	9023	5/19/2004	\$375,000	OPEN SPACE DESIGNATION CONTINUED
2	172306	9121	5/23/2005	\$270,000	BUILDER/DEVELOPER SALE
3	052306	9024	10/11/2004	\$15,000	NO MARKET EXPOSURE
3	082306	9080	5/11/2006	\$80,000	DOR RATIO;PREV IMP<=25K
3	342405	9086	9/22/2005	\$365,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	522930	0216	12/29/2005	\$27,500	DOR RATIO;PREV IMP<=25K
10	022206	9137	3/4/2004	\$149,900	SELLING OR BUYING COSTS AFFECTING SALE PRICE
10	032206	9167	10/27/2006	\$225,000	CORPORATE SALE
10	222306	9016	5/26/2006	\$327,750	GOVERNMENT AGENCY
10	222306	9076	5/26/2006	\$82,600	GOVERNMENT AGENCY; MULTI-PARCEL SALE
10	222306	9147	10/11/2005	\$135,000	RELATED PARTY, OR NEIGHBOR; STATEMENT TO DOR
10	262306	9003	9/19/2006	\$750,000	BUILDER/DEVELOPER SALE
10	262306	9018	11/6/2006	\$400,000	OPEN SPACE; PREV IMP<=25K
10	272306	9147	11/18/2004	\$132,500	CONTRACT OR CASH SALE; PRESALE;
10	342306	9019	3/29/2006	\$10,000	DOR RATIO;PREV IMP<=25K
10	342306	9081	10/19/2006	\$400,000	OPEN SPACE; PREV IMP<=25K
10	342306	9107	4/1/2005	\$275,000	TIMBER AND FOREST LAND
10	352306	9123	1/31/2006	\$80,000	BUILDER/DEVELOPER SALE
13	242306	9108	3/4/2004	\$70,000	UNBUILDABLE LOT
13	252306	9127	10/13/2004	\$195,000	NO MARKET EXPOSURE; RELATED PARTY, NEIGHBOR
13	556140	0620	2/16/2004	\$75,000	NO MARKET EXPOSURE



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr